

Myrth York
Chair



Jorge O. Elorza
Mayor

Zoning Board of Review

PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
444 WESTMINSTER STREET (2ND FLOOR)
PROVIDENCE, RHODE ISLAND 02903-3206

Notice is hereby given that the Zoning Board of Review will be in session in the **First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminister Street, Providence, Rhode Island on Tuesday, April 7, 2015 at 5:30 P.M. and 7:00 P.M.** when all persons interested will be heard for or against the granting of the following applications pursuant to Section 1703 of the Zoning Ordinance:

5:30 P.M.

MOSES BROWN SCHOOL FACILITIES, INC. AND NEW ENGLAND YEARLY MEETING OF FRIENDS, OWNERS AND MOSES BROWN SCHOOL, INC., APPLICANT: 250 Lloyd Avenue, also known as Lots 15, 34, 48, 50, 67, 72, 119, 120 and 132 on the Tax Assessor's Plat 11, located in a Residential R-1 One Family Zone; filed an application requesting a **DIMENSIONAL VARIANCE** for relief from Section 1503(B) pursuant to Section 1902. The Applicant proposes to remove two (2) trees in the middle of the Property that are defined as significant by the Zoning Ordinance. Both trees, including their root systems, are located within or in close proximity to the foundation over-dig area and the new underground utility pipes for a new performing arts center, including a new heating plant in the basement. The performing arts center and basement heating plant are permitted as of right in the R-1 zone. The lots in question together contain approximately 33 acres of land area.

TOWANDA REALTY, LLC: 273 Huxley Avenue, also known as Lot 257 on the Tax Assessor's Plat 119, located in a Residential R-2 Two-Family Zone; filed an application requesting a **DIMENSIONAL VARIANCE** for relief from Section 402(A) Table 4-1 pursuant to Section 1902. The property contains a two-family dwelling; the applicant proposes to extend the front yard paving from 31 percent to 63 percent. The maximum front yard paving allowed in the R-2 district is 33 percent. The lot in question contains approximately 5,243 square feet of land area.

544 DOUGLAS AVENUE, LLC, OWNER AND ROB LEVINE & ASSOCIATES LTD & LEVINE, INC., APPLICANT: 542-544 Douglas Avenue, also known as Lot 106 on the Tax Assessor's Plat 70, located in a Residential R-3 Three-Family Zone; filed an application requesting a USE VARIANCE for relief from Section 1201 (office) pursuant to Section 1902, and a SPECIAL USE PERMIT or DIMENSIONAL VARIANCE, in accordance with Sections 1901 and 1902 for relief from Section 1402. The owner previously received a variance to use all of the main building on the lot for professional office space (Resolutions No. 4422, August 24, 1979, No. 4422-A, February 8, 1980, and No. 9795, May 20, 2014). The auxiliary building on the property was already permitted for garage and office space (Resolution No. 6286, August 13, 1986). In this matter, the owner proposes to convert the first floor of the auxiliary building from garage to office space and seeks the variance because an office is not otherwise permitted in the R-3 zone. The owner also seeks a dimensional variance or special use permit for the removal of the two (2) parking spaces inside the garage. The new office space will require one (1) additional parking space, for a total relief sought of three (3) parking spaces. The lot in question contains approximately 9,583 square feet of land area.

SJC HOLDINGS, LLC, OWNER AND SIN, LLC, APPLICANT: 1413 Westminster Street, also known as Lot 206 on the Tax Assessor's Plat 32, located in a Residential Professional R-P Zone; filed an application requesting a SPECIAL USE PERMIT pursuant to Article 4: RP (401), Article 12 (1202.T) and Special Use Permit pursuant to Table 12.1, in accordance with Section 1901, to change the use of the existing building from veterinary service to a retail/restaurant for the sale of baked goods, desserts, coffee and drinks. The lot in question contains approximately 6,537 square feet of land area.

WESTMINSTER CROSSING, LLC, OWNER AND ARMANDO DeDONA, APPLICANT: 425 West Fountain Street, Unit 104, also known as Lot 500 on the Tax Assessor's Plat 29, located in a General Commercial C-2 Zone; filed an application requesting a SPECIAL USE PERMIT pursuant to Table 12-1, in accordance with Section 1901, to change the use of the space from auto repair and sales to a microbrewery. The lot in question contains approximately 28,476 square feet of land area.

7:00 P.M.

NANCY HARRIS: 251 George Street, also known as Lot 268 on the Tax Assessor's Plat 13, located in a Residential R-1 One-Family Zone; filed an application requesting a DIMENSIONAL VARIANCE seeking relief from Section 402(A) Table 4-1, in accordance with Section 1902, in the proposed demolition of the existing detached one-car garage and removal of the existing driveway and the proposed construction of a new 27' x 23' two-car garage with an enclosed 9' x 13' connector attached to the existing single-family dwelling, along with additional landscaping. The applicant proposes a side yard setback at the easterly property line of zero (0) to one (1) foot; the required side yard is six (6) feet. The lot in question contains approximately 15,200 square feet of land area.

STANLEY WEISS: 344 Benefit Street, also known as Lot 90 on the Tax Assessor's Plat 16, located in a Residential R-2 Two-Family Zone and within the College Hill Historic District; filed an application requesting a DIMENSIONAL VARINANCE to change the use of the existing building from a two-family to a single-family dwelling. The applicant seeks relief from Section 402(A) Table 4-1, in accordance with Section 1902, to construct an attached three-story plus basement addition at the rear (westerly side) of the property that would contain a two-car garage and additional living space. Relief is sought from regulations governing the northerly side yard setback (6 feet required, 1'9" proposed), the rear yard setback (21 feet required, 2'2" proposed), building coverage (45 percent permitted, 51 percent proposed), and relief from the maximum amount of impervious surface allowed (65 percent permitted, 95 percent proposed). The lot in question contains approximately 3,709 square feet of land area.

SMZ INVESTMENTS, INC.: 25 Winona Street, also known as Lot 144 on the Tax Assessor's Plat 124, located in a Residential R-1 One-Family Zone; filed an application requesting a DIMENSIONAL VARIANCE seeking relief from Section 402(D) Table 4-1, in accordance with Section 1902. Lot 144 contains approximately 9,600 square feet of land area. The applicant proposes to subdivide said Lot into two (2) new lots each containing 4,800 square feet of land area. The R-1 district requires new lots to be a minimum of 5,000 square feet. Proposed for each new lot would be a 42' x 30' two-story plus basement single-family dwelling. Relief is sought from regulations governing minimum lot area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET